

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ARCHITECTURAL REVIEW
CITY OF FAIRFAX
CITY HALL, FAIRFAX, VIRGINIA
March 04, 2015**

Members Present: Chair Paul Cunningham, Mark Angres, John Laughton, Natasha Jackson

Member(s) Absent: Jagdish Pathela, Fernando Sepulveda

Staff Present: Kelly O'Brien, Planner

Meeting began at 7:02 pm

1. Discussion and Adoption of the Agenda.

MR. ANGRES MOVED TO ADOPT THE AGENDA AS AMENDED, SECONDED BY MR. LAUGHTON, WHICH CARRIED UNANIMOUSLY 4-0 BY VOICE VOTE.

2. Presentations by the public on any item not calling for a public hearing. None

3. Consideration of Meeting Minutes, February 4, 2015:

MR. ANGRES MOVED TO ADOPT THE MINUTES AS PRESENTED, SECONDED BY MR. LAUGHTON, WHICH CARRIED 2-0-2 BY VOICE VOTE WITH MEMBERS CUNNINGHAM AND JACKSON ABSTAINING.

4. Consideration of the request of Il Shin, representative for the applicant Nova Donuts, LLC, for approval of an amendment to the existing approved Master Sign Plan for the Boulevard Shopping Center located at 10694 Fairfax Blvd, BAR-15020041.

Planner O'Brien presented the staff report which has been incorporated into the record by reference.

The Board had the following comments:

- Request to look at signage at other tenant spaces in center.
- When is store opening?

The store manager, Alvin Barnuevo testified the following to the Board:

- Donuts are made to order, similar to Fractured Prune but more condensed menu
- Looking forward to locating in the City of Fairfax
- Projected opening in May/June

There were no public comments.

MEMBER ANGRES MOTIONED IN THE REQUEST OF ALVIN BARNUEVO, REPRESENTATIVE FOR THE APPLICANT NOVA DONUTS, LLC, FOR APPROVAL OF AN AMENDMENT TO THE EXISTING APPROVED MASTER SIGN PLAN FOR THE BOULEVARD SHOPPING CENTER LOCATED AT 10694 FAIRFAX BLVD, BAR-15020041, FOR APPROVAL WITH CONDITIONS AS FOLLOWS:

1. The proposed sign shall be in general conformance with the attached plan, except as may be modified below or by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.
2. The applicant shall obtain all necessary sign permits prior to installation.
3. The maximum depth of the building mounted signage shall be limited to 12-inches.

4. The area where the previous sign was located shall be repaired and repainted to match the pre-signage building condition prior to installation of the proposed signage.

SECONDED BY MEMBER LAUGHTON WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 4-0.

5. **Consideration of the request of Kareem Koshak, representative for the applicant Petland, for the approval of window screening graphics for the tenant space located at Pickett Shopping Center at 9404 A Main Street, BAR-15020088.**

Planner O'Brien presented the staff report which has been incorporated into the record by reference.

The Board had the following comments:

- Is the color of the window graphic the same color as the Petland logo sign?
- Is there any concern with contrast with window graphics or signage of adjoining tenant spaces?
- Is this a seasonal screening that would be changed out?
- Is this mounted to the exterior of the glass or interior?

The applicant's representative Kareem Koshak testified:

- The purple was chosen by corporate graphics to match the green and purple theme inside the store rather than the building mounted red sign.
- Looked into shades in the past but too expensive.
- Better quality material that will last 5-8 years without fading, at that time would likely replace with same pictures. If considering different pictures will come back for BAR approval.
- Thicker material less likely to fade.
- Sun beats into store for about an hour, so this screening helps with that too.
- For material to be applied properly need to wait for warmer weather.

There were no public comments.

MEMBER ANGRES MOTIONED IN THE REQUEST OF KAREEM KOSHAK, REPRESENTATIVE FOR THE APPLICANT PETLAND, FOR THE APPROVAL OF WINDOW SCREENING GRAPHICS FOR THE TENANT SPACE LOCATED AT PICKETT SHOPPING CENTER AT 9404 A MAIN STREET, BAR-15020088, FOR APPROVAL WITH CONDITIONS AS FOLLOWS:

1. The proposed design shall be in general conformance with the attached plans, except as may be modified below or by the Board of Architectural Review, the Director of Community Development and Planning, Zoning Administrator or the Building Official.

SECONDED BY MEMBER JACKSON WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 4-0.

6. **Consideration of the request of John Ham, representative for the applicant Pediatric Dental Care, for the approval of architecture for the building located at 9901 Fairfax Boulevard, BAR-15010096.**

Planner O'Brien presented the staff report which has been incorporated into the record by reference.

The Board had the following comments:

- What is the extent of the existing masonry to be painted?

- Signage show on elevation is illustrative? Is Board approving as part of this package? Just meets zoning regulations?
- East and south elevations keeping the existing window?
- What rooftop equipment will remain from former use?
- Where are doors located? Entry on side or front?
- Higher portion of building is where patio was?
- Is roof being removed along with front façade? Or if not entire roof, just the shingles?
- Any other doors besides front entrance?
- Very beautiful design, owners should be commended, great addition to the City.
- Good reuse of the site, very upscale next to Valvoline and beauty shop.

The applicant's representative Michael Gick of MGMA testified:

- Applicants really wanted to have big open lobby. Very involved in design of building.
- Wanted to use as much of existing building as possible.
- All existing rooftop equipment related to former restaurant will be removed.
- Trespa panels have fine stipple, used throughout Europe, very durable.
- Landscaping being upgraded and will likely add more over time.

There were no public comments.

MEMBER ANGRES MOTIONED IN THE REQUEST OF JOHN HAM, REPRESENTATIVE FOR THE APPLICANT PEDIATRIC DENTAL CARE, FOR THE APPROVAL OF ARCHITECTURE FOR THE BUILDING LOCATED AT 9901 FAIRFAX BOULEVARD, BAR-15010096, FOR APPROVAL WITH CONDITIONS AS FOLLOWS:

1. The proposed construction, materials, and colors shall conform to the elevations and material samples provided by the Applicant, and as may be modified below or as may be modified to reflect any additional improvements that may be required by the Zoning Ordinance, Building Code and/or the Board of Architectural Review, and as may be modified by the Director of Community Development and Planning.
2. Any proposed mechanical equipment shall be screened from view from Fairfax Boulevard.
3. The applicant shall secure all required building and sign permits.

SECONDED BY MEMBER JACKSON WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 4-0.

7. Staff Report.

8. Board Comments.

9. Adjournment at 7:54 pm.

ATTEST:



Board of Architectural Review
Recording Secretary